



BOARD OF COUNTY COMMISSIONERS

Epimenio M. Griego, District 1
Daneya L. Esgar, District 2
Zachary Swearingen, District 3

THURSDAY, January 11, 2024
9:00 A.M.

PUEBLO COUNTY COURTHOUSE
COMMISSIONERS' CHAMBERS
215 WEST 10TH STREET

REVISED LAND USE AGENDA

NOTICE: The public may provide comments by 5:00 p.m., on Tuesday, January 9, 2024, to the Department of Planning and Development or via email to planning@pueblocounty.us. The hearing will be streamed live on the County's Facebook Page <https://www.facebook.com/PuebloCounty/>; however, public comments will not be accepted if provided on Facebook.

(Notice to Readers: This agenda is for informational purposes only and is subject to change. Please be advised that this meeting is streaming live over social media. Accommodations for individuals with sight or hearing impairment may be made by contacting Brandon Mathews at 583-6548 or TDD at 583-6550.)

9:00 A.M. CALL TO ORDER

- Pledge of Allegiance
- Attendance/Excused
- Approve Land Use Minutes of December 14, 2023.
- Approve Agenda of January 11, 2024.

9:05 A.M. BOARD OF COUNTY COMMISSIONERS' CONSENT ITEMS

- 1) HOUSE BILL 1041 PERMIT
CASE NO.: SLI-23-4
(IF REMOVED, **PUBLIC HEARING**)
Rob Cooper, Representative for RMS 335, LLC (AES Clean Energy) (Applicant)
J-S Farms, Inc., c/o John Sutphin, Jr. (Owner)
David Rodenberg, Leasing Manager, Colorado State Land Board (Owner)
Larry Sly, Project Manager, Stantec Consulting Services Inc. (Representative)

The applicant is requesting approval of a permit by the Pueblo Board of County Commissioners as the designated Permit Authority, for construction of a Utility Scale Solar Facility consisting of a 500 MW photovoltaic solar energy generation facility with additional battery storage. The project will interconnect to the existing Comanche yard via a 5 mile gen-tie line, the exact location to be determined. The project is also known as RMS 500, a component of a proposed utility scale solar complex to be located off Doyle Road, southeast of the Comanche powerplant.
(1 minute)

***Staff is recommending continuance to the Board's February 8, 2024, hearing to allow the applicant to fulfill some additional requirements.**

- 2) SMITH SUBDIVISION FINAL PLAT Tom C. and Merle Smith (Owners/Applicants)
CASE NO.: FINL-23-4 Carmel Management Company, c/o Mark Carmel
(IF REMOVED, **PUBLIC HEARING**) (Representative)
Amella Surveying, c/o Gary Amella (Representative)
25509 County Farm Road

The owners/applicants request final plat approval to subdivide a 4.0± acre parcel into two (2) lots, each being 2.02± acres in size, within an A-3, Agricultural (minimum 1 acre) Zone District. The property is located on the north side of County Farm Road approximately 560 feet east of its intersection with Lane 25 in the St. Charles Mesa area. **(1 Minute)**

9:07 A.M. BOARD OF COUNTY COMMISSIONERS' REGULAR ITEMS

- 1) **PUBLIC HEARING** Mick Baird, Representative for Salsa Solar, LLC
HOUSE BILL 1041 PERMIT (Invenergy) (Applicant)
CASE NO. SLI-23-6 Various Owners (see application for list)
John Heule, Project Manager, SWCA
Environmental Consultants (Representative)

The applicant is requesting approval of a permit by the Pueblo Board of County Commissioners as the designated Permit Authority, for construction of a Utility Scale Solar Facility consisting of a 200 MW photovoltaic solar energy generation facility with additional battery storage. The project will interconnect to the existing Xcel Energy Mirasol Switchyard via a 1 mile gen-tie line. The project is also known as Southern Star Solar Project to be located south of the Town of Avondale. **(10 minute)**

****Continued from the January 4, 2024 BOCC hearing to allow for additional testimony and discussion.***

9:17 A.M. OTHER BUSINESS

A Resolution Appointing Members to the Pueblo County Planning Commission. **(5 minutes)**

9:22 A.M. CITIZEN COMMENTS *(limited to 3 minutes per speaker, total of 7 speakers)*

9:43 A.M. COMMISSIONERS' COMMENTS *(5 minutes)*

9:48 A.M. ADJOURN

The next regular BOCC Land Use Meeting will be held on **February 8, 2024, at 9:00 a.m.**

*Any items that cannot be addressed within the allotted time will be heard at the next BOCC Land Use meeting on **February 8, 2024**. The meeting will be held at 9:00 a.m., in the Commissioners' Chambers at the Pueblo County Courthouse, 215 West 10th Street, Pueblo, Colorado.

(The Record: The Planning Department staff report, and the application submitted by the applicant for each agenda item and any supplemental information distributed by staff at the meeting are automatically incorporated as part of the Record unless specific objections are raised and sustained at the public hearing. Any additional materials used by the applicant or others in support of or in opposition to a particular agenda item may, at the discretion of the person or entity using the materials, be submitted for inclusion in the Record. Such materials for which a

request for inclusion in the Record is made shall, at the discretion of the administrative body, be made a part of the Record. Note: Any materials including documents and/or instruments submitted for inclusion in the Record and admitted by the administrative body must be left with the Clerk.)

SMS
Revised 1-9-2024 (Added Other Business)